



*Florida Department of Transportation*

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GOVERNOR

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Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.  
SECRETARY

August 15, 2019

Erin L. Abney, City Planner I  
Planning and Development Department, Current Planning Division  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**RE: Mariner’s Village PUD**

**Introduction**

Mariner’s Village PUD is a proposed rezoning on 11.12 acres to Planned Unit Development (PUD). The property is located at 2130 Mayport Road, west of the existing Mariner’s Village apartment complex. The PUD is being sought to develop eighty (80) multifamily dwelling units in two buildings and will be a continuation of the existing Mariner’s Village apartment complex.

**Accessibility**

The applicant will need to coordinate with FDOT Access Management and Permits regarding the existing access point on Mayport Road to see if any improvements need to be made as a result of the increase in dwelling units.

**Bicycle and Pedestrian Facilities**

There is an existing sidewalk along Mayport Road. The FDOT Bicycle and Pedestrian Gap Study, dated March 2018, indicates the section of Mayport Road has a bicycle LOS and a pedestrian LOS of D.

**Programmed Improvements**

FDOT has no programmed capacity improvement projects in the vicinity of the project site.

**Trip Generation**

Table 1 shows the trip generation based on the plan of development using ITE’s *Trip Generation Manual, 10<sup>th</sup> Edition*.

**Table 1**

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Multifamily Housing (Mid-Rise)	221	80	Dwelling Units	434	28	36

**Roadway Capacity**

Table 2 shows the peak hour and maximum level of service volumes for Mayport Road (SR-A1A) according to FDOT's *Florida State Highway System Level of Service Report*, dated September 2018.

**Table 2**

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2017 Peak Hour Volume	2017 LOS	2020 Peak Hour Volume	2020 LOS
Duval	SR-A1A	473	Dutton Island Rd to SR-116	D	3,580	1,946	C	2,128	C

The segment mentioned in Table 2 will have sufficient capacity to accommodate the trips generated from the development.

Thank you for coordinating the review of the Mariner's Village PUD with FDOT. If you have any questions, please do not hesitate to contact me by email: [scott.clem@dot.state.fl.us](mailto:scott.clem@dot.state.fl.us) or call: (904) 360-5681.

Sincerely,



Scott A. Clem, AICP  
FDOT D2 Growth Management Coordinator